



# ***BIBLIOGRAPHY OF SELECTED RESOURCES ON SECOND UNITS***

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*Prepared by:*  
***California Department of Housing and  
Community Development***  
*Housing Policy Division*

*Cathy E. Creswell, Deputy Director*  
*Linda M. Wheaton, Assistant Deputy Director*

*Compiled by:*  
*Maggie Kauffman, MLIS*

**Department of Housing and Community Development  
State of California**



Arnold Schwarzenegger, Governor  
Sunne Wright McPeak, Secretary,  
Business, Transportation and Housing  
Lucetta Dunn, Director, HCD



## BIBLIOGRAPHY OF SELECTED RESOURCES ON SECOND UNITS

### **ACCESSORY APARTMENTS: ARE THEY A REALISTIC ALTERNATIVE FOR AGEING IN PLACE?**

/ Chapman, Nancy J.; Howe, Deborah A -- [London, UK]: Carfax Publishing; Taylor & Francis Group, 2001

Housing Studies - Vol. 16, No. 5, p. 637-650 (Sept. 10, 2001)

Abstract of article also available via the World Wide Web:

<http://www.tandf.co.uk/journals/online/0267-3037.html>

The accessory apartment in North America - defined as the addition of a small, separate living unit within a detached single-family house - has been advocated as a housing alternative allowing older people to 'age in place'. Based on a survey of owners of accessory units built in Seattle, Washington State, that were developed since legalisation in 1994 and a literature review, this research explores the extent to which accessory apartments are benefiting the elderly.

### **ACCESSORY APARTMENTS IN SINGLE-FAMILY HOUSING**

/ Gellen, Martin -- New Brunswick, NJ: Center for Urban Policy Research, 1985

Book includes bibliographical references and index

Introduction - This book examines accessory apartment conversions as an emerging trend in American housing. It also assesses their potential as an instrument of local and national housing policy. As the reproduction cost of housing has increased, consumers have begun to make more intensive use of existing dwellings. Accessory apartment conversions represent one form of this response. - (p. xiii)

Also: HD7287.6 U5 G451 1985 U.C. Berkeley – Environmental Design Library

### **ACCESSORY APARTMENTS AND SINGLE-FAMILY ZONING**

/ Gellen, Martin -- Berkeley, CA: / University of California, Berkeley, Institute of Urban and Regional Development (IURD), 1983

(U.C. Berkeley - IURD Working paper; no. 406)

"June 1983".

This paper was originally prepared for presentation at the annual conference of the American Planning Association (Seattle, WA - April 19, 1983)

Available for purchase via the World Wide Web:

[http://www-iurd.ced.berkeley.edu/workingpapers\\_pre1990.htm](http://www-iurd.ced.berkeley.edu/workingpapers_pre1990.htm)

Also: HT393.C2C25 W6 no.406 – U.C. Berkeley – Environmental Design Library

### **ACCESSORY DWELLING UNIT DESIGN COMPETITION [ELECTRONIC RESOURCE]**

/ Friends of San Diego Architecture (FSDA) -- [San Diego, CA]: Friends of San Diego Architecture (FSDA), 2005

Available in html format via the World Wide Web:

<http://www.friendsofsdarch.com/SpecialSection.htm>

Website includes: Part 1) Accessory Dwelling Units -- Part 2) The ADU Competition

Official competition Website for guidelines and rules:

<http://www.fsda-online.org/adu/>

"Some cities and counties are using this opportunity to loosen size and parking requirements for granny flats while others are seizing the chance to expand the number of residential zones open to granny flats. Pismo Beach is even granting amnesty to home owners whose units were built illegally during the city's 19 year ban." -- [As viewed at Website - 4/8/2005]

## **BIBLIOGRAPHY OF SELECTED RESOURCES ON SECOND UNITS**

### **ACCESSORY DWELLING UNIT MANUAL** / City of Santa Cruz -- [Santa Cruz, CA]: City of Santa Cruz Housing and Community Development, 2003

Funded by: California Pollution Control Financing Authority, Sustainable Communities Grant and Loan Program

Includes: Relevant zoning, design standards, building codes and showcases ADU prototype designs; Manual volume and plan sets volume separately published

ADU Manual available to order online or full text downloadable:

[http://www.ci.santa-cruz.ca.us/pl/hcd/ADU/ADU\\_Manual.pdf](http://www.ci.santa-cruz.ca.us/pl/hcd/ADU/ADU_Manual.pdf)

Order ADU Development Program Prototype Plan Sets:

<http://www.ci.santa-cruz.ca.us/pl/hcd/ADU/order.html>

Foreword: Although challenged by growth pressures with increasing enrollment at the University of California at Santa Cruz (UCSC) and the attractiveness of Santa Cruz's proximity to Silicon Valley, the City of Santa Cruz endeavors to maintain a small town atmosphere, distinguished by a diverse community and encircled by the natural beauty of a greenbelt. By necessity, infill-housing opportunities are a critical part of the City's approach to providing new affordable housing choices. Accessory Dwelling Units (ADUs) are one way for the City to provide more rental housing as well as making home ownership more affordable. With each new ADU, the overall stock of rental housing increases and with the added rental income, a homeowner might more easily afford their home.

### **ACCESSORY DWELLING UNIT (ADU) MONITORING PROJECT: Report to Planning Commission** -- Portland, OR: City of Portland, Bureau of Planning, 2003

Also available full text via the World Wide Web:

<http://www.portlandonline.com/shared/cfm/image.cfm?id=59091>

Portland's Comprehensive Plan calls for housing development that is "affordable across the full spectrum of household incomes". The Zoning Code allows ADU's as a way of providing "a broader range of accessible and more affordable housing"... Many ADU's are owner-occupied and used for family members, others are rentals. These ADU's may be only as affordable as any small sized apartment in a particular neighborhood.

However, some ADU's also provide income to a homeowner who rents out the unit. Most of the ADU's are owner-occupied and if now inhabited by family members, they may be rented out in the future. - (p. 9).

### **ACCESSORY DWELLING UNITS [ADU'S]** / Transportation and Land Use Coalition (TALC) -- [Oakland, CA]: TALC, 2004

Includes: Crafting Meaningful and Balanced ADU Regulations / Martin Gellen (p. 15-18)

Electronic resource available only via the World Wide Web:

<http://www.transcoalition.org/ia/acssdwel/01.html>

Current unmet housing needs have made ADUs an important component of the housing strategy for many communities. ADUs not only help increase the supply of affordable housing, they provide innumerable other benefits as well.

## BIBLIOGRAPHY OF SELECTED RESOURCES ON SECOND UNITS

**ACCESSORY DWELLING UNITS: Model State Act and Local Ordinance** / O'Leary, Sean -- Lexington, KY: Council of State Governments, 2000

Includes inset: Fast Facts (p. 9)

Spectrum: The Journal of State Government - Vol. 73, no. 3 (Summer 2000) p. 8-9

May be purchased via the World Wide Web:

<http://www.csg.org/CSG/Products/spectrum/default.htm>

Article focuses on the development of accessory dwelling units (ADU) to meet the housing needs in the United States. Factors that converged to make solutions to housing issues a policy necessity; Role of income from ADU in offsetting housing expenses; Legislation for state and local governments to promote ADU development.

**ACCESSORY DWELLING UNITS ISSUES AND OPTIONS** / Municipal Research & Services Center of Washington -- Seattle, WA: MR&SC, 1995  
(MR&SC Report no. 33)

Available full text via the World Wide Web:

<http://www.mrsc.org/Publications/adu30.pdf>

Foreword: In the 1940s and '50s, many American families rented out an extra apartment over their garages or in the basement of their homes as a way to earn some extra income to help with the mortgage payment or with other household expenses. In fact, backyard cottages and attic and basement apartments were a common feature in many communities across the country. Since then, as more communities have adopted restrictive residential zoning regulations, such apartments, technically known as accessory dwelling units (ADUs) have been either severely limited or banned altogether, usually in the name of protecting single-family neighborhoods. - (p. iii)

**AFFORDABLE HOUSING: SMART GROWTH TECHNIQUES PAVE THE WAY** / Goldberg, David / -- Washington, DC: National Association of Realtors (NAR), 2003

See: Discussion on granny flats / accessory apartments - (p. 20)

On Common Ground - Summer 2003, p. 18-23

Also available full text via the World Wide Web:

<http://www.realtor.org/SG3.nsf/Pages/sum03afford?OpenDocument>

Ensuring that housing is affordable for the full spectrum of incomes is a central tenet of Smart Growth. To that end, the supporters of this evolving movement are trying a number of different techniques to broaden access to housing of all types, not just anywhere, but where it's needed most: close to jobs and amenities.

**AGING AND SMART GROWTH: Building aging-sensitive communities** / Howe, Debra / Funders' Network for Smart Growth and Livable Communities -- Miami, FL: Collins Center for Public Policy, 2001

(Funders Network Translation Paper; no. 7)

Available full text via the World Wide Web:

[http://www.fundersnetwork.org/info-url\\_nocat2778/info-url\\_nocat\\_show.htm?doc\\_id=98175](http://www.fundersnetwork.org/info-url_nocat2778/info-url_nocat_show.htm?doc_id=98175)

"Restrictive definitions of what constitutes a family along with outright limits on the number of unrelated individuals who are allowed to live together as a household can present obstacles to older people who want to share housing." - (p. 9).

## BIBLIOGRAPHY OF SELECTED RESOURCES ON SECOND UNITS

**ALLOWING ACCESSORY APARTMENTS: Key issues for local officials** / Hodges, Samuel J.; Goldman, Ellis G -- Washington, DC: HUD - Office of Policy, Development and Research, 1983  
(Report no. HUD-PDR-747)

May be ordered via the World Wide Web:

<http://www.huduser.org/bibliodb/Bibliography.asp?id=3029>

Accessory apartments are one solution to demographic trends creating increased demand for small, affordable housing units, particularly by the elderly and other groups with low or fixed incomes. They make better use of existing housing, help maintain the property, cause minimal disruption to the neighborhood, encourage a multigenerational population, do not involve large local expenditures, provide income to financially pressed homeowners, enhance the tax base, and provide opportunities for improved government control of housing.

**A COTTAGE FOR SALE: Low-cost 'Granny Flats' combine proximity with privacy** /

Hamilton, Martha M -- [Washington, DC]: The Washington Post, 1995

The Washington Post - v.118, no.330, Tue ed., column 1, p.WH9- (Oct. 31, 1996)

Abstract: "This might offer an opportunity for people to take care of their older relatives without huge expenses," said George Gaberlavage, a senior analyst in the American Association of Retired Persons Public Policy Institute.

**E.C.H.O. HOUSING: [ELDER COTTAGE HOUSING OPPORTUNITY] - A review of zoning issues and other considerations** / Hare, Patrick H.; Hollis, Linda E. --

Washington, DC: American Association of Retired Persons, 1983.

Report includes bibliographical references.

Introduction - "This booklet represents a review of the technical zoning issues raised by Elder Cottage Housing Opportunity (ECHO) units, small temporary units placed in side or rear yards to enable adult children to take care of aging parents..." (p. 4).

**ECONOMIC ASPECTS OF THE REGULATION OF SECONDARY UNITS** / Gellen, Martin -- Berkeley, CA: University of California, Berkeley, Institute of Urban and Regional Development (IURD), 1982

(U.C. Berkeley - IURD Working paper; no. 393)

Includes bibliographical references

Available for purchase via the World Wide Web:

[http://www-iurd.ced.berkeley.edu/workingpapers\\_pre1990.htm](http://www-iurd.ced.berkeley.edu/workingpapers_pre1990.htm)

Also: HT393.C2C25 W6 no.393 -- U.C. Berkeley -- *Environmental Design Library*

**EVERYTHING'S RELATIVE** / Weber, Carolyn -- [Washington, DC]: Hanley-Wood, 1999  
Builder - Vol. 22, no. 13 (October 1999) p. 200(1)

ABSTRACT: Planned community development Amelia Park in Amelia Island, FL, combines conventional land planning and architecture inspired by history. The popularity of the development is reflected in the fact that more than 50% of its units have already been sold. All Amelia Park homes including the townhouse models have a standard detached rear-loaded garage. However, the granny flats above are zoned as rental units and can be used for home offices, studios or extra living space.

## BIBLIOGRAPHY OF SELECTED RESOURCES ON SECOND UNITS

**'GRANNY FLAT' WINNERS MAKE ADDITIONS FLAT-OUT APPEALING** / Jarmusch, Ann -- San Diego, CA: San Diego Union Tribune, 2005

Also available full text at the World Wide Web:

[http://www.signonsandiego.com/uniontrib/20050130/news\\_1h30granny.html](http://www.signonsandiego.com/uniontrib/20050130/news_1h30granny.html)

"A small, low-profile San Diego organization is celebrating its 20th anniversary year by making a bold statement to help solve our region's worsening affordable-housing crisis. The nonprofit Friends of San Diego Architecture stepped out of their demure role as host of monthly talks on architecture to become a big-city player. Volunteers took this leap by organizing a valuable design competition focused on 'granny flats' or, as the folks at City Hall call them, accessory dwelling units built behind or attached to single-family homes."

**GRANNY FLATS ADD FLEXIBILITY AND AFFORDABILITY** / New Urban News -- Ithaca, NY: New Urban Publications, 2001

Also available full text via the World Wide Web:

<http://www.newurbannews.com/accessory.html>

New Urban News - Vol. 6, no. 8 (December 2001) p. 8-10

Accessory dwelling units (ADUs) appear under many aliases -- granny flats, garage apartments, carriage houses, ancillary units -- and they almost invariably show up on a checklist of what sets new urban communities apart from conventional subdivisions. They are by no means ubiquitous, but developers from diverse projects report that granny flats have become a popular amenity and an important selling point. For some home owners, the most attractive aspect of ADUs is the potential for extra income from renting out the unit.

**GRANNY FLATS FINDING A HOME IN TIGHT MARKET** / El Nasser, Haya -- McLean, VA: USA Today, Inc. 2004.

USA Today - News Section Page 3A (January 5, 2004)

"California is leading the pack with a new law that effectively forces cities to relax zoning codes and make it easier to get building permits for such rental units. Cities can't ban granny flats, and homeowners no longer have to face angry neighbors at public hearings. 'What has really caused resurgence is the combination of the affordable housing crisis and increasing concerns over sprawl,' says Cathy Creswell, deputy director of the California Department of Housing and Community Development. California, which is adding about 500,000 residents a year, is in the thick of a housing shortage. Housing prices there are among the highest in the nation." - (p. 3A)

**GREAT EXPECTATIONS** / Weber, Carolyn -- [Washington, DC]: Hanley-Wood, 2000  
Builder - Vol. 23, no. 7 (June 2000) p. 124-134

ABSTRACT: A booming economy and buyers with more sophisticated tastes have compelled the home building industry to provide innovative plans and design details usually reserved only for custom houses. Demographic shifts are creating new family situations and a need for niched products to accommodate those lifestyles. One solution to maintaining household peace is providing what used to be called a granny flat or in-law suite.



## BIBLIOGRAPHY OF SELECTED RESOURCES ON SECOND UNITS

**HOUSING HIGHLIGHTS: ACCESSORY UNITS: [Electronic resource]** -- Los Angeles, CA: National Resource Center on Supportive Housing & Home Modification, 2000  
Electronic resource only available via the World Wide Web:

<http://www.homemods.org/folders/PDF/access.pdf>

Contents: What are accessory units? -- Why are accessory units important? -- Who benefits from accessory units? -- Problems / Concerns -- Possible strategies / solutions -- How to begin -- Additional information.

**HOW TO MAKE HOUSING AFFORDABLE: Let people subdivide their homes /**  
Maass, Peter -- [Washington, DC]: U.S. News and World Report, L.P., 1996  
U.S. News & World Report - Vol. 121, no. 26 (Dec. 30, 1996) p. 51-(2)

ABSTRACT: The high cost of housing can drive people to poverty as they pay more than half of their gross income for a roof over their heads. Zoning laws in many cities should be changed to allow people to build accessory apartments to lower costs for themselves as well as others and provide a form of security.

**IN SANTA CRUZ, AFFORDABLE HOUSING WITHOUT THE SPRAWL: Granny Flats for Cool Grannies /** Bernstein, Fred A -- [New York, NY]: New York Times, [2005]  
Reprint available via the World Wide Web:

<http://fredbernstein.com/articles/display.asp?id=91>

The New York Times - 2/6/2005, Vol. 154 Issue 53117, Real Estate p13, 999p, 3c  
Article features the city of Santa Cruz, California, which offers affordable housing. Decision of the city in 2002 to allow the construction of accessory dwelling units; Accessory dwelling units seen as a way of accommodating population growth without increasing sprawl

**INSTALLATIONS OF ACCESSORY UNITS IN COMMUNITIES WHERE THEY ARE LEGAL** -- Washington, DC: Hare Planning & Design, 1990

ABSTRACT: Accessory units, as used here, include both accessory apartments and accessory cottages. Accessory apartments are complete, separate living units installed in the surplus space in single family homes. The potential of accessory apartments to provide housing stems from the fact that the baby boom has been followed by an empty nester boom, or more technically, by under utilization of single family housing stock.

Contact: California Dept. of Housing & Community Development Library- 916-322-9648

**KEEPING THE HOME MAY MEAN TAKING OTHERS AS TENANTS /** Rich, Motoko -- New York, NY: New York Times, [2003]

New York Times - Section 1, page 1, column 6 (October 12, 2003)

Dwight and Purisima Culdice view their garage as more than a repository for two cars, a treadmill, two desks, empty suitcases and countless piles of paper. They hope it will be their financial future. The Culdices, who live in a single- family home on a street of detached houses, want to transform part of their large garage into a studio apartment. For a growing number of people, the all-American ideal of a family home -- a house with a yard and a garage -- now involves sharing it with a stranger.

## BIBLIOGRAPHY OF SELECTED RESOURCES ON SECOND UNITS

**NEW URBAN AND STANDARD SUBURBAN SUBDIVISIONS: Evaluating psychological and social goals** / Brown, Barbara B; Cropper, Vivian L / American Planning Association -- Chicago, IL: APA, 2001

Article includes bibliographical references.

Journal of the American Planning Assoc. - Vol. 67, no.4 (Autumn 2001) p. 402-419

Also available for purchase via the World Wide Web:

<http://www.planning.org/japa/archive.htm>

"Residents of both subdivisions were interviewed about their sense of community, neighborliness, neighborhood uses, attitudes toward diverse neighborhoods, and support of distinctive New Urbanist residential design strategies: accessory apartments, reconfigured house/garage siting, and narrow alleys behind homes." - (p. [1])

**NOT JUST FOR GRANNIES ANYMORE: P.G. helps housing crunch, loosens laws on add-on units** / Friedrich, Alex -- Monterey, CA: Monterey County Herald, 2004  
Monterey County Herald -- June 21, 2004

Available for purchase via the World Wide Web:

<http://www.montereyherald.com/mld/montereyherald/archives/>

In a city hurting for low-cost housing, Pacific Grove officials have found it difficult to curb illegal granny units -- apartments sharing lots with single-family homes -- yet encourage legitimate ones that are affordable. They are trying to tackle the problem through two programs. A month-old ordinance gives amnesty to owners of illegal units, but enables the city to regulate them. And a year-old program makes it easier to build granny units that are legal.

**NOT YOUR GRANDMOTHER'S GRANNY FLAT** / Andrews, James H / -- Chicago, IL: American Planning Association (APA), 2005  
Planning - Vol. 71, no. 3 (March 2005) p. 8-9

May be purchased via the World Wide Web:

<http://www.planning.org/planning/nonmember/previouseditions.htm>

"Accessory Dwelling Units [ADU's] may be the least popular type of housing in California, although they can be found in many cities in the state. Most ADU's are built illegally -- they violate ordinances (inspired by public resistance to the units), and they often ignore municipal requirements and fees. In contrast, the city government of Santa Cruz is encouraging residents to build accessory dwellings -- as freestanding units in back yards, additions to homes, or above the garage apartments." - (p. 8)

**THE PATH TO A LIVABLE CITY** / Transportation for a Livable City -- San Francisco, CA: Transportation for a Livable City, 2002

Also available full text via the World Wide Web:

[http://livablecity.org/resources/tlc\\_path.pdf](http://livablecity.org/resources/tlc_path.pdf)

Focus is San Francisco Bay Area -- See Chapter 9 (p. 38-)

Contents: Ch. 1) Elements of a livable city -- Ch. 2) A Walkable city -- Ch. 3) Fast and frequent local transit -- Ch. 4) Effective regional transit -- Ch. 5) Safe and comfortable bicycling -- Ch. 6) Living gracefully with the car -- Ch. 7) Shared cars -- Ch. 8) Reclaim the streets -- Ch. 9) Making housing more affordable -- Ch. 10) Planning for a better future -- Ch. 11) Paying for it -- Ch. 12) Conclusion -- Notes



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### **PLANNING FOR SECOND UNITS FORUM /** Strauss, Betsy -- Rohnert Park, CA:

Association of Bay Area Governments (ABAG), 2003

Also available full text via the World Wide Web:

[http://www.transcoalition.org/ia/acssdwel/sup/Strauss\\_ABAGPlngForADUs.pdf](http://www.transcoalition.org/ia/acssdwel/sup/Strauss_ABAGPlngForADUs.pdf)

The Legislature restated its twenty-year commitment to second units as a valuable form of housing in California most recently in AB 1866 (Wright). This paper will consider the amendments made to Government Code § 65852.2 by AB 1866 (Wright) by reviewing (1) the legislative history of second units; (2) the courts' interpretation of Section 65852.2; and (3) these most recent amendments to the law. The paper will conclude with a set of issues that have been left unanswered by this legislation.

### **SECOND UNIT LAW AS AMENDED BY CHAPTER 1062, STATUTES OF 2002, Assembly bill 1866 [A.B. 1866: Second Unit Legislation Memo]** / California

Department of Housing and Community Development -- Sacramento, CA: The Department, Housing Policy Development Division, 2003

"Memorandum to Planning Directors and Interested Parties" dated Aug. 6, 2003

Available full text via the World Wide Web:

[http://www.hcd.ca.gov/hpd/hpd\\_memo\\_ab1866.pdf](http://www.hcd.ca.gov/hpd/hpd_memo_ab1866.pdf)

Introduction: Second units (i.e. in law apartments, granny flats, or accessory apartments) provide an important source of affordable housing. By promoting the development of second units, a community may ease a rental housing deficit, maximize limited land resources and existing infrastructure and assist low and moderate-income homeowners with supplemental income. - (p. 2)

### **SECOND-UNIT ORDINANCES OVERHAULED: State law forces revisions in many cities and counties** / Shigley, Paul -- Ventura, CA: Solimar Research Group, 2003

Also available for purchase at the World Wide Web:

<http://www.cp-dr.com/binn/main.taf?function=archives>

California Planning & Development Report - Vol. 18, no. 8 (August 2003)

In response to a new state law that mandates the easier regulatory processing of second units, cities and counties across California have been revising their regulations. Most jurisdictions are relaxing their rules, although some cities and counties appear to be adding performance standards that could discourage second-unit development. - (p. 1)

### **SECOND UNITS: An emerging housing resource** / Verrips, Bert -- San Francisco, CA: People for Open Space, 1983

(POS Housing/Greenbelt Program technical report; no. 2-E)

Summary: The conversion of existing single-family dwellings to add secondary units is a potentially effective, environmentally sensitive, and economically feasible response to the Bay Area's serious housing problem. However, because of resident concerns with the impacts of second units on existing neighborhoods, the development of such units is either illegal or severely restricted in most communities. The purpose of this report is to evaluate the costs and benefits of second units, and consider what regulations might be appropriate to respond to the impacts of second units while still encouraging their development. - (p. iii)

HD7303.C2 V47 1983 - *California State Library – State Information & Reference Center*

## BIBLIOGRAPHY OF SELECTED RESOURCES ON SECOND UNITS

**SECONDARY UNITS: A painless way to increase the supply of housing [SPUR report]** / San Francisco Planning and Urban Research Association (SPUR) -- [San Francisco, CA]: SPUR [2001]

(SPUR report; no. 398 (August 2001))

"This paper was developed by the SPUR Housing Committee... debated and adopted by the full SPUR Board on April 18, 2001. It constitutes the official policy of SPUR." - (p. 9).

Also available full text via the World Wide Web:

<http://www.spur.org/documents/secondaryunits.pdf>

Overview: Allowing homeowners to add secondary rental units to their property is one of the most promising strategies we have for increasing the supply of housing in San Francisco without significantly changing the aesthetic character of our neighborhoods - (p. [1])

**SMALL SOLUTIONS: SECOND UNITS AS AFFORDABLE HOUSING: The evaluation of the Double Unit Opportunity Program** -- San Francisco, CA: San Francisco Development Fund, 1988

For many California residents, suitable housing at an affordable level is simply unavailable. One potential source of affordable rental housing is to use under-utilized space in single-family neighborhoods to create second units. These small dwelling units, also known as accessory apartments, in-law apartments, or granny flats, involve no land acquisition costs and minimal new infrastructure." - (p. 1).

Also: [HD7287.6.U5 S631 1988](#) – *U.C. Berkeley – Environmental & Design Library*

**TWO-BY-TWO: A status report on accessory apartments in the Bay Area** /

Lawrence, Jill; Watson, Lesley -- Chicago, IL: APA, 1988

Illustrated article includes example floor plan.

Planning - Vol. 54, no. 11 (November 1988) p. 22-23

May be purchased full text via the World Wide Web:

<http://www.planning.org/planning/nonmember/previouseditions.htm>

"After three years of experience with accessory apartments, or 'second units' as they are called in the Bay Area, the San Francisco Development Fund has concluded that this is an innovation that works." - (p. 22)

**YOUR NEW NEIGHBOR: MOM - Instead of scattering, more extended families are living in the same town ... or on the same block** / Fletcher, June -- [Chicopee, MA]:

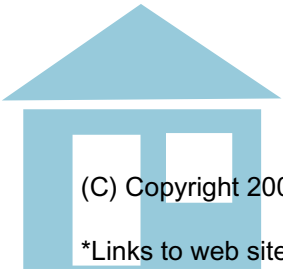
Wall Street Journal, 2002

Wall Street Journal - (Eastern ed.) Friday edition, column 2, W1 (Dec. 20, 2002)

May be purchased via the World Wide Web:

<http://www.theacsi.org/wsj.htm>

KB Home, a big California builder, says generally a third of its new home buyers want a granny flat. But in one development, Sycamore Villas, in Hercules, Calif., a full 70% of buyers ask for them.



### ***Selected California Libraries Contact List***

*California Department of Housing and Community Development  
Housing Resource Center - HCD/HRC  
1800 Third Street, Rm. 430, Sacramento, CA 95814  
(916) 322-9648; [mkauffma@hcd.ca.gov](mailto:mkauffma@hcd.ca.gov)*

*California State Library - General Collection  
Library and Courts Building, 914 Capital Mall, Rm. 300  
Sacramento, CA 95814 - (916) 654-0261  
<http://www.library.ca.gov/>*

*California State Library - Government Documents  
Library and Courts Building, 914 Capital Mall, Rm. 304  
Sacramento, CA 95814 - (916) 654-0069  
<http://www.library.ca.gov/>*

*UC Berkeley - Environmental Design Library  
Moffitt Library, 5th floor, UC Berkeley, 94720  
(510) 642-4818; [envi@library.berkeley.edu](mailto:envi@library.berkeley.edu)*

*UC Berkeley - Institute of Government Studies  
Library, 109 Moses, UC Berkeley, 94720  
(510) 642-1472; <http://www.lib.berkeley.edu/>*

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